

OWNERS NAME & ADDRESS

000721
BALITSDS, NICK
247 1/2 YORK ST.
JERSEY CITY, N.J.
07302

OLD PROPERTY ID

00235

0000L

NEW PROPERTY ID

NEW BLOCK

NEW LOT

QUALIFIER

CARD CARD

BLDG 35-B-D-2U-H

LAND 16.50X100

SALE DATA
10/07/82 \$35,000

LAND 2,300 BLDG 27,700 TOTAL 30,000

SIGNATURE:

299 DELETE ☐ 300-335 LAND ENTRIES

LAND DATA & COMPUTATIONS

0	NONE	300	N	Actual Frontage	Effective Frontage	Effective Depth	Actual Unit Price	Depth Factor	Effective Unit Price	Influence Factor	Land Value
LOT											
1 Regular Lot		301	L	1016.5	016	100				[]	%
2 Minus Lot		302	L							[]	%
3 Apartment Site		303	L							[]	%
4 Waterfront		303	L							[]	%
SQUARE FEET											
1 Primary Site		311	S							[]	%
2 Secondary Site		312	S							[]	%
3 Undeveloped										[]	%
4 Residual										[]	%
5 Waterfront										[]	%
ACREAGE											
1 Waterfront		321	A							[]	%
2 Tillable		322	A							[]	%
3 Pasture		323	A							[]	%
4 Woodland										[]	%
5 Wasteland										[]	%
6 Primary Site		324	A							[]	%
7 Secondary Site		325	A							[]	%
8 Undeveloped										[]	%
9 Pinedlands										[]	%
0 Other		326	A							[]	%
TOTAL ACRES		330	A								
GROSS		335	G								
1 Irregular											
2 Site Value											
3 Residential											
4 Homeite											
5 Minus R.O.W.											
401											
402											
NOTES											
FINAL VALUE											

SUMMARY OF VALUES

TOTAL VALUE LAND

TOTAL VALUE BUILDINGS

TOTAL VALUE

100	00235	0000L	OLD BLOCK	OLD LOT	QUALIFIER	110	247 1/2 YORK ST.	NEW BLOCK	NEW LOT	QUALIFIER	CARD CARD
CLASS	2	105	8161	106	002	107	102	108	04	ZONING	
NRHO											
LVS UNITS											
LAND USE											

INTERIOR INSPECTION

120	03, 18, 86	DATE	4	SRC	2	MO. CALL	032	10
SALES DATA								
DATE	TYPE	AMOUNT	SOURCE	VALIDITY	DELETE			
250	12, 82	2	4	0	-			
251	-	-	-	-	-			
252	-	-	-	-	-			

MAIN DWELLING

499	☐ DELETE 500536: 601 610									
500	V	D	O	I	D	501	DWLG CLASS			23
505	1.0	1.5	2.0	2.5	3.0	3.5	4.0			
510	TOTAL 09 BED ROOMS 05 FAMILY ROOMS 20									
515	EJECTED YEAR 1 REMD. YEAR 19 AGE EFF. 00									
520	COU/DEPRECIATION									
525	TYPE									
530	FOUNDATION									
535	BASEMENT									
540	STRUCTURE									
545	GROUND FLOOR AREA									

RESIDENTIAL IMPROVEMENTS

551	UNFINISHED STORY									
552	UNFINISHED 1/2 STORY									
553	PART BRICK									
554	PART STONE									
555	HEATING AND COOLING									
556	SLAB AREA									
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OTHER BUILDING & YARD IMPROVEMENTS

399	☐ DELETES 401-410									
401	TYPE									
402	QUAN.									
403	YEAR									
404	SIZE									
405	GRD. CND.									
406	CND.									
407	MOD CODE									
408	RCHLD									
409	TOTAL VALUE									
410	TOTAL VALUE									

CARD _____ OF _____ CARDS

247 $\frac{1}{2}$ YORK STREET



SALES DATA

CONSIDERATION

11/56	10,500
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LAND VALUE COMPUTATIONS

VALUE**TOTAL****APPRAISED VALUE**

LAND 2300 + 200

NOTES:

✓

APPRAISAL CO., WEST NEW YORK, NEW JERSEY

Joe, Fredrick Mc Brantland
234 Myoungmy at

DATE BUILT 1880
DATE REMODELED

BLOCK 235 LOT 1 ADDRESS 247 1/2 York Street

OWNER Barney Sugar

TYPE OF BUILDING 3 Sty. & Basement - Brick - 4 Family

SINGLE DWLG.	STORES	LOFT BLDG.	DEPT. STORE	OPEN	INT. TRIM	PLUMBING	EQUIP. & ACCESS.
DOUBLE DWLG.	OFFICE BLDG.	FACTORY	CLUB	CLOSED	EXTERIOR Pt.	☒ GAS	MECH. REFRIG.
DUPLEX DWLG.	HOTEL	WAREHOUSE	BANK	FRAME	METAL	☒ No. TOILETS	GAS RANGES
☒ TENEMENT	THEATRE	PUBLIC GARAGE	FILING STA.	MASONRY	EXT. TRIM	☒ BATH ROOMS	INCINERATOR
CONSTRUCTION				FRONT		☒ TUBS ON LEGS	PASS. ELEVATOR
WOOD	CONC. BLOCK	STEEL & WOOD	REINF. CONC.	REAR	HEATING	TUBS ON BASE	FRT. ELEVATOR
☒ BRICK	HOLLOW TILE	STEEL & BRICK	MILL	SIDE		BUILT-IN TUBS	AUT. SPRINKLER
ARRANGEMENT	FOUNDATION	WALLS	ROOF	FLOORS		WALL LAY.	MAIL CHUTES
No. STORES	PIERS	SHINGLES, FR.	☒ FLAT	☒ WOOD BEAMS		PED. LAY.	FIRE PLACES
4 No. APARTS.	CONC.	SHINGLES, COMP.	PEAKED	MILL	4 STOVES Coal	SHOWERS	AIR COND.
ROOMS	CONC. BL.	SIDING	ROOFING	STEEL BEAMS	STEAM	BUILT-IN SHR.	KITCHEN
3 BASEMENT	☒ BRICK	STUCCO		REINF. CONC.	HOT WATER	GLASS DR. SHR.	4 S. & T.
4 FIRST FLOOR	STONE	FACE BRICK	☒ COMPOSITION	FLOORING	VAPOR	FLUSHMETER	DRAINBOARD S.
3 SECOND FLOOR	PILING	COM. BRICK	SHINGLES, WD.	SINGLE	HOT AIR	LOW DOWN TANK	CABINETS
3 THIRD FLOOR	BASEMENT - NO	VEN. BRICK	SHINGLES, COMP.	CEMENT	GAS	PULL CHAIN	BRKST. NOOK
FOURTH FLOOR	NONE	STONE	SLATE	TILE	OIL BURNER	TILE FLOOR	DINETTE
FIFTH FLOOR	PART	CONC.	ATTIC	TERRAZZO	STOKER	TILE WALLS	TILE WALLS
SIXTH FLOOR	FULL	CONC. BLOCK	FINISHED	MARBLE	CON. RAD.	ELECT. FIXTURES	GEN. CONDITION
SEVENTH FLOOR	WOOD	METAL	UNFINISHED		No. FURNACES	GOOD	GOOD
ATTIC	NO FLOOR	TERRA COTTA			SEP. HT; WT. BL.	FAIR	FAIR
						CHEAP	POOR
STREET	COMPUTATION OF LAND VALUE	GARAGE	COMPUTATION OF IMPROVEMENT VALUE				
30'	WIDTH	No. CARS					
B.B.	PAVG. WDH.	DETACHED					
Flag	PAVG. TYPE	BASEMENT					
Note; SEWER	SIDEWALK	BRICK					
6" WATER		FRAME					
2nd Res		CONC. BL.					
NEIGHBORHD. TREND		HOLLOW TILE					
		METAL					
		CONC. ROOF					
		DRIVEWAY TYPE					

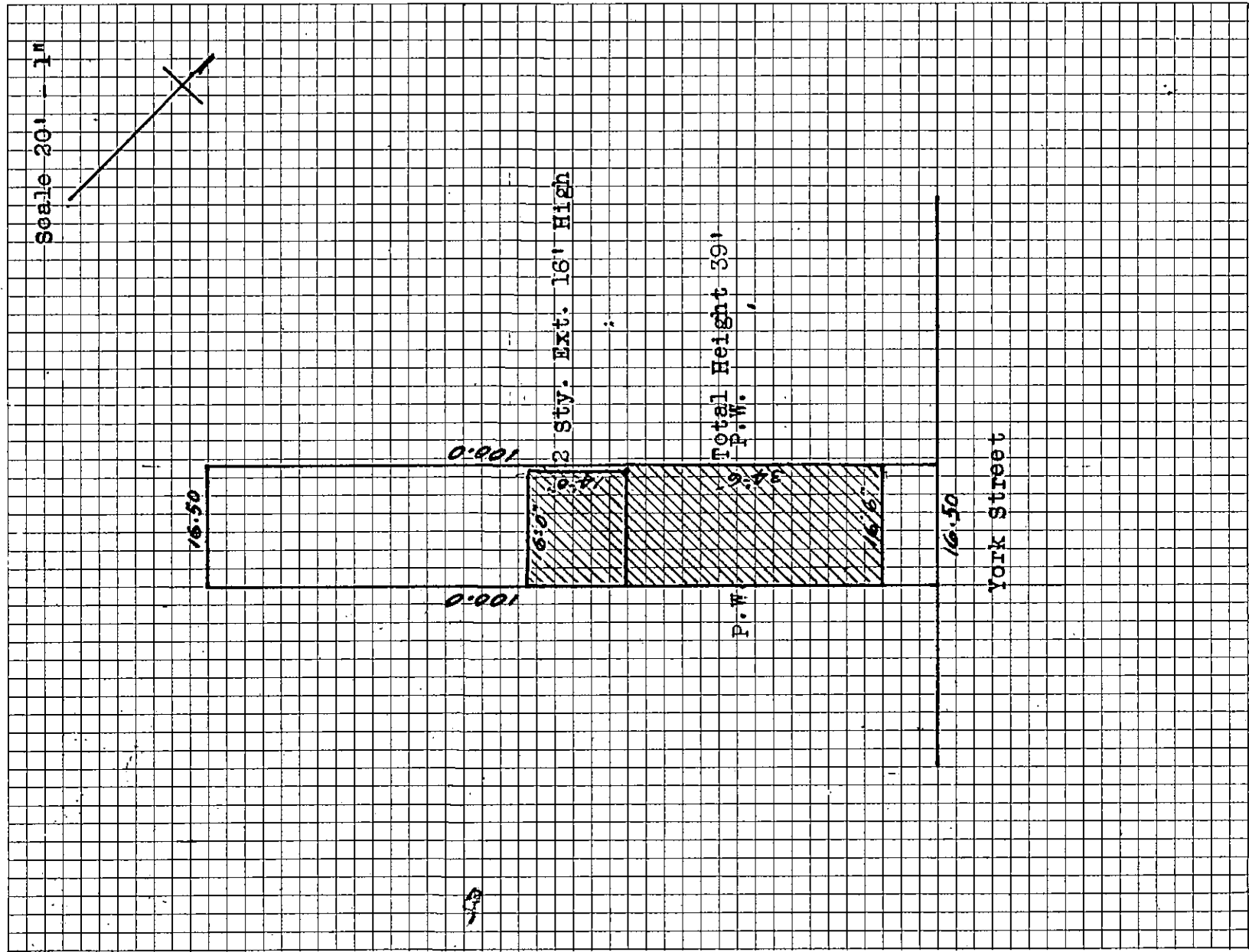
YEAR	LAND	IMPROVEMENT	TOTAL	CHANGE IN ASSESSMENT					ADJUSTED TOTAL
				DATE	INCREASE	REDUCTION	IMPROVEMENT	REASON	
					LAND	LAND			
1940	\$15000	2600	4100						
1941	1500	3000	4500						
1944	1500	3000	4500						
1943	1500	3000	4500						
1944	1500	3000	4500						
1944	1500	3000	4500						
1946	1000	3000	4000						
1947	1000	3000	4000						
1948	1000	3000	4000						

Inspected by C.F. Murray &
Wm. C. Farmer 8/17/38

LAND APPRAISED BY

IMPROVEMENT APPRAISED BY
NAME
DATE
OCT 7 1938





REMARKS

Fire Escape.
1 Stove - tenant owned.
No cellar.

Note: Sewer 30" x 40" CB

Land Area: 16.50 x 100.0 1 650.0 sq.ft.
Ground Area Bldg: 16.5x34.5 569.25 sq.ft.
" Ext: 14.0x16.0 224.0 " "
Brick Bldg Cube: 16.5x34.5x39.0 22 200.75 cu.ft.
Ext Cube: 14.0x16.0x16.0 3 584.00 " "
Total: 25 784.75cu. ft.

B 304 Imp. Val. Br. 22,201 x.30 x.55 \$3,663.17
4070 Fr. 3,584 x.25 x.50 448.00
Total \$4,111.17

F 284 507
Base \$108.88 x 100.0% x 16.5 Depth 100.0' \$1,782.00 Land Value. 100.0%

235

L

Prepared by: (print signer's name below signature)

W.C. Schaefer
WILLIAM C. SCHAEDER

Paul V. Schaefer
PAUL V. SCHAEFER

Jacqueline Schaefer
JACQUELINE SCHAEDER

DEED

This Deed is made on

BETWEEN

PAUL V. SCHAEDER and WILLIAM C. SCHAEDER

whose address is

247 1/2 YORK ST, Jersey City, NJ 07302

000006331
RECEIVED
AND
RECORDED
DEE

04/14/2004 09:32A
BARBARA A. DONNELLY
HUDSON COUNTY
REGISTER OF DEEDS
Receipt No. 173865

referred to as the Grantor.

AND

PAUL V. SCHAEDER AND JACQUELINE SCHAEDER, HUSBAND AND WIFE

whose post office address is

247 1/2 YORK ST, Jersey City, NJ 07302

POSTED BY: 4/26/04FIELD (S) CHANGED: 10

referred to as the Grantee.

The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

Transfer and Ownership. The grantor grants and conveys (transfers ownership of) the property described below to the Grantee. This transfer is made for the sum of \$1.00.

The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Municipality of Jersey City
Block No. 235 Lot No. L,
Account No.

☐ No property tax identification number is available on the date of this deed. (Check box if applicable).

Property. The property consists of the land and all the buildings and structures on the land in the City of Jersey City, County of Hudson, and State of New Jersey. The legal description is: Exempt Code: 9

SEE ATTACHED LEGAL DESCRIPTION

County	State	N.P.H.R.F.	Total
0.50	1.25	0.00	2.00
	Public	Extra	
	0.25	0.00	
Fee		Date: 04/14/2004	

60-889-210

STEWART TITLE GUARANTY COMPANY

**TITLE INSURANCE COMMITMENT
SCHEDULE B SECTION I**

File Number: F-1636

**SCHEDULE C
LEGAL DESCRIPTION**

All that certain Lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the City of Jersey City, County of Hudson State of New Jersey:

BEGINNING AT A POINT IN THE SOUTHERLY LINE OF YORK STREET SAID POINT BEING A DISTANCE OF 217.67 FEET WESTERLY FROM THE INTERSECTION OF THE WESTERLY LINE OF GROVE STREET WITH SAID SOUTHERLY LINE AND RUNNING THENCE

(1) SOUTH 33 DEGREES 30 MINUTES WEST 100.00 FEET TO A POINT; THENCE

(2) NORTH 56 DEGREES 30 MINUTES WEST 16.50 FEET TO A POINT; THENCE

(3) NORTH 33 DEGREES 30 MINUTES EAST 100.00 FEET TO A POINT IN SAID SOUTHERLY LINE; THENCE

(4) SOUTH 56 DEGREES 30 MINUTES EAST 16.50 FEET TO THE POINT OR PLACE OF BEGINNING.

NOTE: Being Lot(s) L, Block 235, Tax Map of the City of Jersey City, County of Hudson.

NOTE: Lot and Block shown for informational purposes only.

BK=07266 PG=00091

235
POSTING DATE: 11-17-00
POSTED BY: E.C.
FIELD (S) CHANGED:

1-2-41-42-43

Prepared By:

MICHAEL L. GUTMAN, ESQ.

DEED

This Deed is made on October 30th, 2000,

BETWEEN

Mitchell A. Weiss, Unmarried, Wilfredo Santiago and Hilda Perez-Santiago, His Wife, whose addresses are 247 1/2 York Street, Jersey City, NJ 07302 and 6230 NW 38th Drive, Coral Springs Florida 33067, respectively, hereinafter referred to as the "Grantor"

AND

Paul V. Schaefer and William C. Schaefer, whose address is about to be 247 1/2 York Street, Jersey City, NJ 07302, hereinafter referred to as the "Grantee".

The words "Grantor" and "Grantee" shall mean all Grantors and Grantees respectively listed above.

Transfer of Ownership and Consideration (N.J.S.A. 46:15-6). The Grantor grants and conveys (transfers ownership of) the property described below to the Grantee. The true consideration for this transfer is the sum of Three Hundred Eighty Thousand Dollars (\$380,000.00), receipt of which is acknowledged.

Tax Map Reference. City of Jersey City, BLOCK 235, LOT L

Property. The property consists of the land and all the buildings and structures on the land in the City of Jersey City, County of Hudson, and State of New Jersey. The legal description of the Property is:

All that certain tract, lot and parcel of land and premises, situate, lying, and being in the City of Jersey City, County of Hudson, and State of New Jersey, being more particularly described as follows:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

BEING the same premises conveyed to Grantor herein by Deed from Nick Balitsos, Married, dated November 10, 1989, recorded November 14, 1989 in the Hudson County Clerk's Office in Deed Book 4216, Page 202.

Promises by Grantor. The Grantor promises that the Grantor has done no act to encumber the property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not done or executed, or allowed to be

2
A COPY OF THIS DEED HAS
BEEN SENT TO ASSESSOR'S OFFICE

Consideration : 9 380000.00 Exempt Code: S

County	State	M.P.N.R.F	Total
380.38	949.62	345.00	1675.00
fee3	Date: 11/01/2000		

BK5708PG294

**SCHEDULE A
PROPERTY DESCRIPTION**

All that certain Lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the City of Jersey City, County of Hudson State of New Jersey

Beginning at a point in the southerly line of York Street said point being a distance of 217.67 feet westerly from the intersection of the westerly line of Grove Street with said southerly line and running thence

- (1) South 33 degrees 30 minutes West 100.00 feet to a point; thence
- (2) North 56 degrees 30 minutes West 1650 feet to a point; thence
- (3) North 33 degrees 30 minutes East 100.0 feet to a point in said southerly line; thence
- (4) South 56 degrees 30 minutes East 16.50 feet to the point or place of beginning.

NOTE FOR INFORMATION ONLY: Being known and designated as Lot L in Block 235 on the Tax Map of the City of Jersey, New Jersey.

A COPY OF THIS DEED HAS
BEEN SENT TO ASSESSOR'S OFFICE

BK5708PG295

235

009021

DEED

Prepared by: (Print signer's name below signature)

Kathleen B. Estabrooks, Esq.

This Deed is made on November 10, 1989

BETWEEN

NICK BALITSOS, married

whose address is

247 1/2 York St. J.C.

referred to as the Grantor.

AND

MITCHELL WEISS, unmarried

WILFREDO SANTIAGO and HILDA PEREZ-SANTIAGO, his wife

whose post office address is

247 1/2 York St. J.C.

referred to as the Grantee

The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the property described below to the Grantee. This transfer is made for the sum of Two Hundred Sixty Thousand (\$260,000.00) Dollars.

The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Municipality of Jersey City
Block No. 235 Lot No. L Account No.
☐ No property tax identification number is available on the date of this deed. (Check box if applicable.)

Property. The property consists of the land and all the buildings and structures on the land in the City of Jersey City
County of Hudson and State of New Jersey. The legal description is:

COMMENCING at a point on the southerly side of York Street distant two hundred and seventeen feet, eight inches (217 ft. 8 in.) westerly from the southwesterly corner of Grove and York Streets, being the centre of a party wall standing partly on the premises hereby described and partly on the premises next adjoining easterly; thence running

- (1) Westerly along the southerly side of York Street, sixteen feet and six inches (16 ft. 6 in.) to the centre of a party wall standing partly on the premises hereby described and partly on the premises next adjoining westerly; thence
- (2) Southerly through the centre of said party wall one hundred feet (100 ft.); thence
- (3) Easterly sixteen feet and six inches (16 ft. 6 in.); thence
- (4) Northerly to and through the said first mentioned party wall, one hundred feet (100 ft.) to the line of York Street, the point of beginning.

"In compliance with Chapter 157, Laws of 1977, premises herein are Lot L in Block 235 on the Tax Map of the above municipality."

Being also known as 247 1/2 York Street, Jersey City, New Jersey.

Being the same premises conveyed to the grantor herein by deed from Jacklynn Williams, single, dated October 7, 1982, recorded October 13, 1982 in Deed Book 3360, page 324.

AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a point in the southerly line of York Street, said point being a distance of 217.67 feet westerly from the intersection of the westerly line of Grove Street with said southerly line, and running thence

- (1) South 33 degrees 30 minutes West 100.00 feet to a point; thence
- (2) North 56 degrees 30 minutes West 1650 feet to a point; thence
- (3) North 33 degrees 30 minutes East 100.0 feet to a point in said southerly line; thence

Consideration \$ 260,000.00
 Realty Transfer Fee 165.00
 Add'l. Fee 14.84
 Add'l. N.C. 0.00
 By: E. Total \$ 275.84

R.F. 1/1 075.00
 Rec. 1/1 22.00
 Amt. Rec. 1/1 097.00

BK4216PG202

(4) South 56 degrees 30 minutes East 16.50 feet to the point or place of beginning.

The above description being drawn in accordance with a survey prepared by Robert P. Vicari, L.S. dated April 3, 1989.

DEED

This Deed is made on October 7, 19 82

BETWEEN

JACKLYNN WILLIAMS, single,

COUNTY OF HUDSON	
CONSIDERATION	35,000.00
REALTY TRANSFER	122-58
DATE	10-13-82 BY [Signature]

whose address is 681 Bergen Avenue, Jersey City, New Jersey, referred to as the Grantor,

AND

NICK BALITSOS,

whose post office address is 3570 Fams Court, Levittown, New York referred to as the Grantee.

The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the property described below to the Grantee. This transfer is made for the sum of THIRTY FIVE THOUSAND AND NO/100-----(\$35,000.00)-----Dollars-----
The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Municipality of Jersey City
Block No. 235 Lot No. L Account No.
☐ No property tax identification number is available on the date of this deed. (Check box if applicable.)

Property. The property consists of the land and all the buildings and structures on the land in the City of Jersey City
County of Hudson and State of New Jersey. The legal description is:

ALL that certain lot, tract, or parcel of land and premises, hereinafter particularly described, situate, lying and being in the City of Jersey City in the County of Hudson County and State of New Jersey, bounded and described as follows:

COMMENCING at a point on the southerly side of York Street distant two hundred and seventeen feet, eight inches (217 ft. 8 in.) westerly from the south-westerly corner of Grove and York Streets, being the centre of a party wall standing partly on the premises hereby described and partly on the premises next adjoining easterly; thence running

- (1) Westerly along the southerly side of York Street, sixteen feet and six inches (16 ft. 6 in.) to the centre of a party wall standing partly on the premises hereby described and partly on the premises next adjoining westerly; thence
- (2) Southerly through the centre of said party wall one hundred feet (100 ft.); thence
- (3) Easterly sixteen feet and six inches (16 ft. 6 in.); thence
- (4) Northerly to and through the said first mentioned party wall, one hundred feet (100 ft.) to the line of York Street, the point of beginning.

The above description is in accordance with a survey by Statewide Surveying & Land Development Company dated December 12, 1980.

Said premises are known as Lot L Block 235 on the Tax Map now in use.

BEING the same premises conveyed to Jacklynn Williams, single, by Deed from Aurelio Mangual and Lillian Mangual, his wife, dated February 6, 1981 and recorded in the office of the Register of Hudson County on February 13, 1981 in Book of Deeds 3317 at Page 143.

DEED

↑ For use of Recording Officer ↑
↓ RECORD AND RETURN TO: ↓

AURELIO MANGUAL and
LILLIAN MANGUAL, his wife

TO
JACKLYNN WILLIAMS, single

WILLIAM J. EWING, ESQ.
26 Park Street
Montclair, N.J. 07042

↑ For use of Recording Officer ↑

THIS DEED made the 6th day of February in the year 1981

BETWEEN AURELIO MANGUAL and LILLIAN MANGUAL, his wife

hereinafter referred to as the Grantors, of 247 1/2 York Street, Jersey City, New Jersey

and
JACKLYNN WILLIAMS, single

COUNTY OF HUDSON
CONSIDERATION 20,000.00
REALTY TRANSFER FEE 70.00
DATE 2/13/81 BY J.M.

hereinafter referred to as the Grantee, whose post office address is or is about to be:
247 1/2 York Street, Jersey City, New Jersey

WITNESSETH: That in consideration of the sum of
TWENTY THOUSAND AND 00/100 (\$20,000.00) DOLLARS (set forth dollar amount in words and figures)

the Grantors do grant and convey to the Grantee, all the following described lands located in:

ALL that certain lot, tract or parcel of land and premises, hereinafter particularly described, situate, lying and being in the City of Jersey City, in the County of Hudson and State of New Jersey, bounded and described as follows:

COMMENCING at a point on the southerly side of York Street distant two hundred and seventeen feet, eight inches (217 ft. 8 in.) westerly from the westerly corner of Grove and York Streets, being the centre of a party standing partly on the premises hereby described and partly on the premises adjoining easterly; thence running (1) Westerly along the southerly side of York Street, sixteen feet and six inches (16 ft. 6 in.) to the centre of a wall standing partly on the premises hereby described and partly on the premises next adjoining westerly; thence (2) Southerly through the centre of said party wall one hundred (100) feet; thence (3) Easterly sixteen feet and six (16 ft. 6 in.); thence (4) Northerly to and through said first mentioned wall, one hundred (100) feet to the line of York Street, the point of beginning.

BEING further known as Lot L in Block 235 on the present Tax Map of the Jersey City and by Street Address 247 1/2 York Street, Jersey City, New Jersey

BEING the same premises conveyed to the grantors herein by Deed from ~~Manzaro~~ Manzaro, unmarried, dated November 14, 1956 and recorded November 15, 1956 in Deed Book 2696, page 444; and by deed from Rafael Sanchez and Audrea Sanchez, his wife, dated August 24, 1962 and recorded September 6, 1962 in Deed Book 2911 page 227.

Doc. Stamps

\$2.75

Assessors /

This Deed,

Made the 24th day of August in the year
one thousand nine hundred and fifty sixty-two

Between

RAFAEL SANCHEZ and ANDREA SANCHEZ, his wife,
residing at 247½ York Street,
Jersey City, New Jersey

AND

AURELIO MANGUAL and LILLIAN MANGUAL, his wife,
residing at 247½ York Street,
Jersey City, New Jersey

Witnesseth That in consideration of ONE (\$1.00) DOLLAR and other good
and valuable consideration

the said Rafael Sanchez and Andrea Sanchez, his wife,

do grant and convey unto the said Aurelio Mangual and Lillian Mangual, his
wife,

and their heirs and assigns forever, ALL their undivided one-half interest
in a certain lot, tract or parcel of land and premises, hereinafter
particularly described, situate, lying and being in the City of Jersey
City in the County of Hudson and State of New Jersey, bounded and
described as follows:

COMMENCING at a point on the southerly side of York Street distant two
hundred and seventeen feet, eight inches (217 ft. 8 in.) westerly from
the southwesterly corner of Grove and York Streets, being the centre
of a party wall standing partly on the premises hereby described and
partly on the premises next adjoining easterly; thence running

(1) Westerly along the southerly side of York Street, sixteen feet and
six inches (16 ft. 6 in.) to the centre of a party wall standing partly
on the premises hereby described and partly on the premises next
adjoining westerly; thence

(2) Southerly through the centre of said party wall one hundred (100)
feet; thence

(3) Easterly sixteen feet and six inches (16 ft. 6 in.); thence

(4) Northerly to and through said first mentioned party wall, one
hundred (100) feet to the line of York Street, the point of beginning.

Being known as Street number 247½ York Street, Jersey City, N. J.

Being the same premises conveyed to the said Rafael Sanchez and Andrea
Sanchez, his wife, by deed of Aurelio Mangual and Lillian Mangual, his
wife, dated July 11, 1957 and recorded in Book 2720 of Deeds for Hudson
County, on page 560.

247 $\frac{1}{2}$ York St., J.C., Lot L, Bk.235,
County Bk.940, 3-story brick, four fam-
ily, flat, lot 16.5x100, Frederick C.
McGrantham et als to Frederick F. Mc
Grantham, a.v.land \$1,000, bldg.\$3,000;
R.S.\$0.55; dated 6/9/56, recorded
7/11/56 (Book 2682, page 144)
Recorded by Pasquale Pipe

247 $\frac{1}{2}$ York St., J.C., Lot L, Bk.235,
County Bk.940, 3-story brick, four
family, flat, lot 16.5x100, Rafael San-
chez et ux to Aurelio and Lillian Man-
gual, a.v.land \$1,000, bldg.\$3,000; R.S.
\$2.75; one-half interest; dated 8/24/62,
recorded 9/6/62 (Book 2911, page 227)
Recorded by Albert Weinberg (2)

247 $\frac{1}{2}$ York St., J.C., Lot L, Bk.235,
County Bk.940, 3-story brick, four fam-
ily, flat, lot 16.5x100, Frederick S. Mc
Grantham et ux to Joseph Nazzaro, a.v.
land \$1,000, bldg.\$3,000; p.m.mtg.
\$4,000, 5 yrs., 6%, \$50 mo. (Theresa De
Vente) R.S.\$2.20; dated 8/31/56, record-
ed 8/31/56 (Book 2688, page 259)
Recorded by Albert Weinberg

247 $\frac{1}{2}$ York St., J.C., Lot L, Bk.235,
County Bk. 940, 3-story brick, four
family, flat, lot 16.5x100, Joseph
Nazzaro to Aurelio and Lillian Mangual,
a.v.land \$1,000, bldg.\$3,000; p.m.mtg.
\$5,000, 5 yrs., 6%, \$50 mo.; R.S.\$6.60;
dated 11/14/56, recorded 11/15/56 (Book
2696, page 444)
Recorded by Albert Weinberg

247 $\frac{1}{2}$ York St., J.C., Lot L, Bk.235,
County Bk.940, 3-story brick, four
family, flat, lot 16.5x100, Aurelio
Mangual et ux to Rafael and Andrea
Sanchez, a.v.land \$1,000, bldg.\$3,000;
mtg.\$5,000; R.S.\$0.55; one-half inter-
est; dated 7/11/57, recorded 7/11/57,
(Book 2720, page 560)
Recorded by Albert Weinberg

247 $\frac{1}{2}$ York St., J.C., Lot L, Bk.235, County
Bk.940, 3-story brick flat, lot 16.5x
100, Michael Conose et ux to James W.
and Frederick C. McGrantham, 234 Mont-
gomery St., a.v.land \$1,000, bldg.
\$3,000; mtg.\$677.87; R.S.\$2.20; dated
5/13/49, recorded 5/13/49
Recorded by grantee.